

# **PUBLIC REVIEW DRAFT**

## **2006 Rural Economic Strategies Code Changes Package Summary Report**

### **As recommended in the Rural Economic Strategies for the Forestry, Agriculture, and Home-Based Business Economic Sectors To Enhance the Economic Vitality of the Rural Areas and Resource Lands**

This public review document includes the “Rural Economic Strategies Code Changes Package” with suggested changes recommended by rural organizations, individuals, and business owners to the King County Code. The purpose of these changes is to enhance the economic vitality of the rural areas and resource lands of King County.

This document contains three sections: 1) an introduction, 2) the public review and input process, and 3) a summary table for a brief explanation of the proposed code changes. The text of the code changes for each economic sector is a separate document and can be found on the Rural Economic Strategies Website.

## **I. Introduction**

The Rural Economic Strategies report, submitted to the King County Council on December 30, 2005, identified strategies that call for enhancing and promoting agriculture, forestry, and home-based businesses and to explore changes to the regulations within these economic clusters:

- **RES-A3      Enhance the Agricultural Market and Economic Base.**
- **RES-F1      Promote and Enhance Forestry.**
- **RES-H1      Promote and Encourage Compatible Home-Based Businesses.**

This process was initiated in December of 2005 when the Coordinator for the Rural Economic Strategies (RES Coordinator) mailed a letter to the rural Unincorporated Area Councils (rural UAC's) and the rural chambers of commerce requesting their assistance to identify opportunities to enhance home-based businesses and existing barriers to such uses. Over the next several months, the RES Coordinator met with the four rural UAC's and several of the rural chambers to discuss this process and identify potential opportunities, barriers, and code changes. Several of the items proposed in this package are the result of these meetings.

The proposed agriculture and forestry changes have been proposed and reviewed by the Agriculture Commission and Rural Forestry Commission.

The home-based business code changes contained in this package were voted on by the King County Council's Natural Resources and Growth Management Committee (Committee). Councilmember Dow Constantine requested county staff as part of their

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suggested code changes public review process to include the Committee's amendments and report back to the Committee on August 31, 2006.

### II. Public Review and Input Process

The Rural Economic Strategies Code Changes Package will be available on the Rural Economic Strategies Website for review by rural residents, businesses, and other interested parties as of July 10. The public review comment period on the code changes will close on August 10, 2006.

Rural residents, business owners, and other interested parties are encouraged to submit comments on the suggested code changes. Rural residents and business owners are also encouraged to submit additional code changes for consideration as well as provide comments on any issues or impediments they are facing in living or working in the rural areas and resource lands of the county, as finding solutions to rural issues is an on-going process.

Numerous opportunities to learn more about the Code Changes Package will be available throughout the rural areas of the county in July and early August.

A **Public Information Meeting** on the proposed rural code changes, with an opportunity to comment, will be held on **July 25 at 7:00 pm at the Preston Community Center**, 8615 – 310 Avenue SE, Preston, WA (off Interstate-90 at Exit 22).

Meetings to inform rural unincorporated area councils, rural chambers of commerce, residents, and business owners about the code changes are included below. If additional meetings are scheduled with rural chambers of commerce or other organizations, the time and locations will be added to the website.

Meetings at which the code changes will be discussed.	
July 12	Rural Forest Commission Meeting – 9:30 am to 12:30 pm Preston Community Center, 8615 – 310th Ave SE, Preston
July 17	Vashon Maury Island Community Council Meeting – 7:30 pm Courthouse Square, 19001 Vashon Hwy SW, Vashon
July 18	Enumclaw Chamber of Commerce – 1:00 pm Enumclaw Library Meeting Room, 1700 First Street, Enumclaw
July 19	Four Creeks Unincorporated Area Council Meeting – 7:00 pm May Valley Alliance Church, 16431 SE Renton Issaquah Rd, Renton
July 20	Agriculture Commission Meeting – 4:00 pm (King County Fairgrounds – Location to be determined)
August 3	Duvall Chamber of Commerce Monthly Meeting – Noon Duvall Fire Station Meeting Room, 15600 1 <sup>st</sup> Ave NE, Duvall
August 7	Greater Maple Valley Area Council Meeting – 7:00 pm King County Police Precinct #3, 22300 SE 231st, Maple Valley

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At the request of the Rural UAC's, all comments received (either written or orally at the public information meeting) must include your name and address and contact information. Written comments may be forwarded by August 10 to the Coordinator, Rural Economic Strategies by email to [Julia.Larson@metrokc.gov](mailto:Julia.Larson@metrokc.gov) or by U.S. mail to Julia Larson, Coordinator, Rural Economic Strategies, 701 Fifth Avenue, Suite 2000, Seattle, WA 98104.

### III. Summary of the Changes to the King County Code

This section includes the changes to the King County for Forestry, Animal Care, Agriculture, and Home-Based Businesses.

A glossary of zoning terms has been provided below.

Glossary for Zoning	
<b>R</b>	Resource
<b>A</b>	Agriculture
<b>F</b>	Forest
<b>UR</b>	Urban Reserve
<b>RA</b>	Rural Area
<b>NB</b>	Neighborhood Business
<b>CB</b>	Community Business
<b>RB</b>	Regional Business
<b>I</b>	Industrial
<b>M</b>	Mining

#### A. Forestry Code Changes

Rural Economic Strategies – Forestry		
Code	Description	Comments
16.82.140 Six year moratorium 21A.24.045 Allowed alterations	Allows forest health thinning within aquatic areas, wetlands, steep slopes and wildlife areas in compliance with a state forest practice permit as part of a conversion option harvest plan (COHP) if identified in a forest management plan.	A COHP is a mechanism to avoid the six year development moratorium on properties harvested under state permits. Currently, the COHP standards prohibit any harvest in critical areas and buffers. This change allows more flexibility for thinning.

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### B. Animal Care Code Changes Summary

Rural Economic Strategies – Animal Care		
Code	Description	Comments
Animal specialty services	Animal specialty services, such as animal shelters, dog grooming, dog day care, and other similar services are added to the general services land use table. These services are a conditional use in the RA and UR zones and a permitted use in the commercial and industrial zones.	

### C. Agriculture Code Changes Summary

Rural Economic Strategies - Agriculture		
Code	Description	Comments
Definitions	New definitions for "Nursery, Garden Center and Farm Supply Store" and "Winery" are added and the definition for "building material and hardware store" is revised. The new definition of nursery and garden store and the revised definition of building material store follow more closely the SIC description of these categories. A new row is added to the retail uses table in K.C.C. 21A.08.0x0 that establishes the standards for when a nursery or garden center store is permitted.	
21A.08.030 (Residential Land Uses)	<p>Modifies the standards for residential accessory uses to remove provisions for accessory dwelling units for farm worker housing on A zoned property.</p> <p>The number of units of temporary agricultural worker housing increases with the size of the lot being farmed: 1 dwelling unit for 20 acres, 2 for up to 50 acres, 3 for up to 100 acres, and 1 additional unit for each 100 additional acres. The requirement for the owner to live in a dwelling unit on the property does not apply for agricultural worker housing. Units are limited to 1,000 sq. ft. floor area and must conform to the building code or the state adopted temporary worker building code.</p>	

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Rural Economic Strategies - Agriculture		
Code	Description	Comments
21A.08.070 (Retail Land Uses)	<ul style="list-style-type: none"> <li>Nurseries: retail nurseries of up to 3,500 sq. ft. are a permitted use in the A and RA zones. In the A zone, the lot must be primarily devoted to agriculture. In the RA zone, more than 50% of the products for sale must be grown on the lot.</li> </ul>	Current code is ambiguous in regulating nurseries. Sales of soil, garden tools, etc., would also be allowed.
	<ul style="list-style-type: none"> <li>Building materials and hardware stores: not permitted in the A or RA zones.</li> </ul>	Currently limited to hay sales in the RA zone.
	<ul style="list-style-type: none"> <li>Agricultural product sales: up to 3,500 sq. ft. of agricultural product sales is a permitted use in the A and RA zones. If the sales are located in a building at least five years old, the 3,500 sq. ft. limit does not apply.</li> </ul>	Current limit is 2,000 sq. ft. as a permitted use and 3,500 sq. ft. as a conditional use.
21A.08.080 (Manufacturing Land Uses)	<ul style="list-style-type: none"> <li>Food and kindred products: up to 3,500 sq. ft. of manufacturing for food and kindred products is a permitted use in the A and RA zones. In the A zone, the primary use of the property must be agriculture and the square footage increases to 7,000 sq. ft. on lots over 35 acres. The square foot limits do not apply if the processing is located in a structure at least five years old. New structures must be set back 40 feet from neighboring residential properties. Complementary tasting of products is allowed.</li> </ul>	The current code allows up to 2,000 sq. ft. of processing as a permitted use and 3,500 sq. ft. as a conditional use. Buildings must be set back 75 feet from residential properties.
	<ul style="list-style-type: none"> <li>Wineries and breweries: up to 3,500 sq. ft. of manufacturing for wine, beer, and similar products is a permitted use in the A and RA zones. In the A zone, the primary use of the property must be agriculture. In the RA zone, up to 8,000 sq. ft. is allowed as a conditional use, with up to an additional 8,000 sq. ft. of underground storage. The square foot limits do not apply if the processing is located in a structure at least five years old. New structures must be set back 40 feet from neighboring residential properties. Complementary tasting of products is allowed.</li> </ul>	The current code allows up to 2,000 sq. ft. as a home industry, 3,500 sq. ft. as conditional use in the A zone, and 8,000 sq. ft. as a conditional use in the RA zone. A limitation on clearing in the RA zone, which duplicates provisions in the clearing and grading code, is removed.

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### D. HOME-BASED BUSINESS CODE CHANGES SUMMARY

This Section includes the summary of the home-based business code changes as passed out of the King County Council's Growth Management and Natural Resource Committee (GMNR Committee), as well as recommended amendments which were considered by the GMNR Committee, but not passed.

GMNR Committee Chair, Councilmember Dow Constantine asked county staff to include the code amendments package passed by the Committee to the on-going Rural Economic Strategies implementation process for code changes designed to assist the rural economy. At the request of rural residents and two of the rural unincorporated area councils, both the Executive's recommended amendment and Councilmember Lambert's recommended amendments are included in this summary. Councilmember Constantine asked that county staff report back to the GMNR Committee on August 31, 2006.

The home-based business summary is divided into four columns:

- **Existing Code** – this column contains the current King County Code requirements.
- **Executive Recommended Amendment** – this column contains the amendment the Executive's Office recommended to the GMNR Committee, which was not passed by the GMNR Committee.
- **Growth Management Committee Amendments** – this column includes the code amendments passed by the GMNR Committee.
- **Councilmember Lambert Amendments** – this column includes amendments recommended by Councilmember Lambert, which were not passed by the GMNR Committee.

The underlined text illustrates the changes to the King County Code.

Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Who	Residents of a dwelling unit	No change	No change	No change
Number of occupations	One or more home occupations	No Change	No Change	No Change
Zones	All zones, except M and I	No change	R, UR, A, F, RA – Not allowed in NB, CB, RB (use tables not revised)	Same as GMNR Committee Amendment
Permit process	Permitted use	No change	No change.	No change.

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Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Indoor Area	Total area no more than 20% of the floor area of the dwelling unit. Garages and storage buildings not included in determining allowable area but may be used for <u>storage of goods</u> associated with the occupation.	No change	Total area no more than 20% of the floor area of the dwelling unit. Garages and storage buildings not included in determining allowable area but may be used for <u>activities</u> associated with the home occupation.	Same as GMNR Committee Amendment
Exterior	<p>Urban residential areas – all activities conducted indoors, except for growing or storing plants used in the home occupation.</p> <p>A, F, and RA – <u>Total outdoor area no more than 1% of lot, up to maximum of 5,000 sf.</u> Outdoor storage must be 25 ft from property lines.</p>	No change.	<p>R and UR – No change.</p> <p>A, F, and RA – <u>minimum outdoor area of 400 sf, with additional 400 sf for each acre, up to max of 5000 sf.</u> Outdoor storage must be 25 ft from property lines.</p>	<p>R and UR – No change.</p> <p>A, F, and RA – <u>minimum of 1,000 sf, 400 sf for each additional acre, up to 5000 sf.</u> Outdoor storage must be 25 ft from property lines.</p>

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Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Landscaping	In A, F, and RA, outdoor storage and parking must have 10 foot wide Type II landscaping	No Change.	<u>No landscaping requirement.</u>	Same as GMNR Committee Amendment
Employees	One non-resident employee.	One non-resident employee <u>who visits the site.</u>  <i>Note: Same change is made to home industry provisions.</i>	R and UR – <u>No more than one non-resident employed on full-time basis.</u> Does not apply to employees who primarily conduct activities off-site.  A, F, and RA – <u>No more than three non-residents employed on a full-time basis.</u> Does not apply to employees who primarily conduct activities off-site.	Same as GMNR Committee Amendment
Services to patrons	Arranged by appointment or provided off-site.	No change.	R and UR – No change from existing code.  A, F, and RA – <u>no limitations.</u>	Same as GMNR Committee Amendment



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Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Nuisance activities.	Does not use electrical or mechanical equipment, requires a change in occupancy type or causes visual or audible interference with radios or TVs, or electronic equipment off-site.	No change.	R and UR – No change from existing code.  A, F, and RA – <u>no limitations.</u>	Same as GMNR Committee Amendment
Parking	One stall for a non-resident employee and one stall for patrons visiting the site.	No change.	R and UR – No change from existing code.  A, F, and RA – One stall for a non-resident employee and one stall for <u>each</u> patron receiving services.	Same as GMNR Committee Amendment
Sales	Mail order and telephone sales with off-site delivery	No change.	R and UR – No change from existing code.  A, F, and RA – <u>Limited to items grown, produced, or fabricated on site.</u>	Same as GMNR Committee Amendment

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Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Vehicles	May use or store one vehicle of no more than one ton for pickup or delivery. Vehicle may not be <u>parked</u> in setback or on street.	No change.	<p>R and UR - May use or store one vehicle of no more than one ton for pickup or delivery. Vehicle may not be <u>stored</u> in setback or on street.</p> <p>A, F, and RA – on lots <u>2.5 acres or less, one vehicle up to 2.5 tons; lots 2.5 to 10 acres, 2 vehicles up to 2.5 tons and 1 vehicle over 2.5 tons; lots greater than 10 acres, 3 vehicles up to 2.5 tons and 1 vehicle over 2.5 tons. Vehicle may not be stored in setback or on street.</u></p>	<p>R and UR – No change from existing code.</p> <p>A, F, and RA – <u>No limits.</u></p>

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Rural Economic Strategies – Home Based Business				
	Existing Code	Executive Recommended Amendment	GMNR Committee Amendments	Councilmember Lambert Amendments
Prohibited uses	<p>In urban areas – prohibits auto, truck, heavy equipment repair; auto body work or painting; parking or storage of heavy equipment; storage of building materials for use on other premises.</p> <p>In rural areas – no limits.</p>	No change.	No change.	No change.